Indiana Brownfields Conference 2006

Brownfields 101



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Why Call them Brownfields?

- Northeast/Midwest Institute allegedly coined the term
 - Common use starting 1990s
- The antithesis of / antidote for **Greenfield development**
- **Smart Grown Principles**
 - **Reclamation of Urban Core**
 - Reclamation of sense of community





Where do They Come From?

- Change in development patterns witnessed in 1980s and before
 - **Manufacturing to Service Economy**
 - Suburban Shift prior to 1980s
- **Former Industrial Sites**
- Gas Stations / Automotive Service
- **Dry Cleaners**
- **Plating Companies**
- **Meth Labs**



What Don't We Know About Brownfields?

- How Many Are There?
 - Government Accounting Office (GAO) Estimates 130,000 to 500,000 in US
 - City of Indianapolis estimates 400+
 - Difficulty in inventory data collection related to fear of being held responsible for cleanup if labeled a Brownfield
- Average Cost to Redevelop?
 - Inaccurate cost data stems from lack of inventory data and other variables
 - Each site is unique, but with greater # of sites and cleanup costs this figure could be estimated according to type of contamination, size of site,
- Fear of liability perpetuates the data gap!

What Don't We Know About Brownfields?

- Is there an "Average" Brownfield?
 - Average Size NO
 - Unable to determine an average "size" as no comprehensive inventory exists
 - EPA Brownfield grant recipients report 45% under 5 acres
 - Center for Environmental Policy & Management research indicates that most studies overstate average size. (Working Paper 2004)
 - Examples from Indy 2866 N. Capitol Ave. (11 USTs on .10 acre)
 - Average Contamination NO
 - · Each site has its own mix
 - Average Time to Redevelop NO
 - Average Community Support NO
 - Average Access to Funding NO



- Answer = NO average Brownfield exists, but common experience dictates likely scenarios
- Petroleum site cleanup cost estimates more robust than a decade ago
 - States have improved cleanup criteria requirements & process
 - Consultants more familiar with state cleanup programs

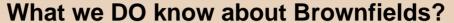


What we DO know about Brownfields?

- **Ultimate Goal is REDEVELOPMENT**
 - Assessment & Remediation / Cleanup is just the first step
- Brownfield Redevelopment can = Win / Win for the Economy & the Environment
- Who Benefits?
 - Communities: reduced blight, increased property values, increased tax revenues, jobs, & more
 - Environment
 - Developers: \$
 - Financiers: \$
- Cost of Redeveloping a contaminated Brownfield site to residential reuse is typically much greater than commercial redevelopment
- TIME is the most crucial component / or largest barrier Not \$ (though \$ always helps)







- Where are they all hiding?
 - In plain view
 - Common indicators:
 - · Past use of chemicals
 - Monitoring wells
 - Pump Islands
 - Left over signage
 - Gravel covered excavation







What we DO know about Brownfields?

- What may KILL a Brownfields Project?
 - Developer Relying on Public Financial Assistance to Make the Project Feasible
 - If the pro forma doesn't work without public funding assistance, then it has little chance of making it to redevelopment
 - Public assistance should give incentive not be a primary basis of decision
 - Lack of flexibility
 - Restrictive Time Constraints

What we DO know about Brownfields?

- What may be the Single Most Important Factor?
 - **Community Support**
 - Without it a Brownfield redevelopment project is significantly challenged
 - Why? Multiple Layers
 - ESSENTIALComponent: Community Support = Local Government Support which is a primary ingredient for **Brownfield Redevelopment Success**
 - Funding, Zoning, Environmental Regulation, Permit Acquisition, **End Use Marketability**

Indy / LISC Indianapolis

- **Neighborhood Brownfield Initiative**
- Past Projects
 - Indianapolis Public Library Branch
 - · East 38th Street Library Branch
 - 5452 E. 38th Street
 - \$15,000 for contaminated soils removal











State of Indiana Site Assessment Grant Initiative (SAGI) Site

- Past Projects
 - Indianapolis Public Library Branch
 - Haughville Library Branch
 - Former Shell Bulk Oil Facility
 - State of Indiana SAGI \$50,000





Repeat Offenders



- Metal Finishing business (merged in 1982, moved from 2422 Yandes in 1975)
- RFP soon to bid the Phase II Environmental Site Investigation and Site Impact Delineation
- TCE likely in ground water
- 2 Neighboring brownfields (north and south)
- Clayton LaSalle Park to the west



Repeat Offenders









Repeat Offenders

- Clayton LaSalle Park at present
- Potential to increase size by 40 to 50%
- Surrounded on 3 sides by brownfields
- Great potential to serve community



Repeat Offenders

- Different side of town, same story -
 - Imagine that... same polluter.....





- Issues:
 - Highly contaminated
 - Delinquent Taxes | Explore 2005 Brownfield Tax Reduction or Waiver IC 6-1.1-45.5
 - Potential meth lab location
 - Right of Entry
 - Find a way Insurance Policies / Brush clearing funding /



Funding Creativity

Non-traditional \$ Sources

- Keystone Enterprise Park (DNR Urban Forestry Grant)
 - Phytoremediation Grant \$8000 IDNR/ \$8000 City Match
- Citizens Gas
 - Low/No Interest Loan for environmental component of redevelopment project
- Insurance Cost Recovery
 - Administrative Action to Trigger Policy
 - Must have policy # / Carrier

Brownfield Surprises!

- You never know what you might encounter.
- Students at McFarland Middle School most interested in the crime link to brownfields



Thank You

